

Note: The following cases are included in this ad.  
Click on the process number or applicant name to go directly to the ad.

Process No.	Applicant Name
<a href="#">01-295</a>	<a href="#">DUBIS NV, INC.</a>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/29/02 TO THIS DATE:

HEARING NO. 02-2-CZ7-1 (01-295)

32-52-42  
Council Area #7  
Comm. Dist. #4

APPLICANT: DUBIS NV, INC.

- (1) RU-2 & BU-1A to BU-3
- (2) SPECIAL EXCEPTION to permit site plan approval for a commercial development.
- (3) UNUSUAL USE to permit an outdoor display.
- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring storage within a building or within an area completely enclosed with walls; to waive same to permit service vehicles, spas and a storage tank area partially enclosed by a wall.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS to permit an 8' high CBS wall (4' high permitted) along the side street (north & south) property lines.
- (6) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 16' high CBS wall (8' permitted) surrounding the tank storage area.
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit 2 wall signs covering a wall area of 15.7% and 16.96% (10% maximum permitted for each).
- (8) NON-USE VARIANCE OF ZONING REGULATIONS to permit business parking and a driveway located between the business structure and a public park to the south (not permitted).
- (9) NON-USE VARIANCE OF ZONING REGULATIONS requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to waive same to permit an 8' high aluminum fence along the property line up to the edge of a driveway.
- (10) NON-USE VARIANCE OF ZONING REGULATIONS requiring storage within a building or within an area completely enclosed with walls; to waive same to permit temporary storage of service vehicles enclosed by a chain link fence in lieu of a wall.
- (11) NON-USE VARIANCE OF PARKING REGULATIONS to permit temporary parking on natural terrain (hard surface required).
- (12) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS requiring 16% landscape open space, a 7' landscape buffer along all rights-of-way, 39 lot trees, 36 street trees, 750 shrubs; to waive same for the temporary storage and parking area.

A Plan is on file and may be examined in the Zoning Department entitled "All Florida Pool & Spa," as prepared by Ralph Choeff, Architects., P.A., consisting of 8 sheets: cover sheet and

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Sheets A-1 through A-5 all dated 12/12/01, a site plan sheet dated last revised 3/18/01 and a temporary site plan dated 3/12/02. Landscape plans as prepared by Witkin Design Group, consisting of 2 sheets; L1-dated last revised 3/11/02 and L-2 dated 12/17/01 and a survey as prepared by Fortin, Leavy, Skiles, Inc. dated 6/18/92. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1-9 and 42-50, Block 2 of BISCAYNE SHORES UNIT FOUR, Plat book 22, Page 11.

LOCATION: West of N.E. 16 Avenue (East Dixie Highway), between N.E. 116 Street & N.E. 117 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

RU-2 (Two Family Residential)  
BU-1A (Business – Limited)  
BU-3 (Business – Liberal)